

NOTICE OF HEARING ON AN APPEAL FOR A VARIANCE

Notice is hereby given that the City of Willmar Board of Zoning Appeals will meet on Tuesday, September 10, 2019, at 5:15 p.m. at the City of Willmar Office Building, 333 SW 6th Street, Conference Room 1 (main floor), Willmar, MN, to conduct a public hearing to hear reasons for and against a variance requested by Marcus Construction on behalf of Legacy Group Development, Willmar, MN, to extend the allowance of a 5' parking right-of-way setback along Monongalia Avenue, on property described as follows: Lot 1 excluding the east 12'; Lot 2 excluding the east 11'; Lot 3 excluding the east 10'; Lot 4 excluding the east 9'; Lot 5 excluding the east 8'; Lot 6 excluding the east 7'; Lot 7 excluding the east 7'; Lot 8; Lot 9, Block 67, First Addition to the Town of Willmar (602 1st St S). Being requested is a variance from SECTION 4.A.5.b. of the City of Willmar Zoning Ordinance which establishes no off-street parking areas within 15' of right-of-way.

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing that they may appear in person or be represented by counsel to be heard on this matter. The meeting agenda and packet can be found on the Calendar on the home page of the City's website (www.willmarmn.gov).

August 27, 2019
Date

Sarah J. Swedburg
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Abby al 235-0850 ext. 1100, de Heartland Community Action Agency.

Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

If you have any questions regarding this request, call City Offices at 320-235-8311 and ask to speak to Sarah Swedburg.

Legacy Commons
Parking Surface Setback
Variance Public Hearing
9/10/19 @ 5:15pm

CITY of WILLMAR

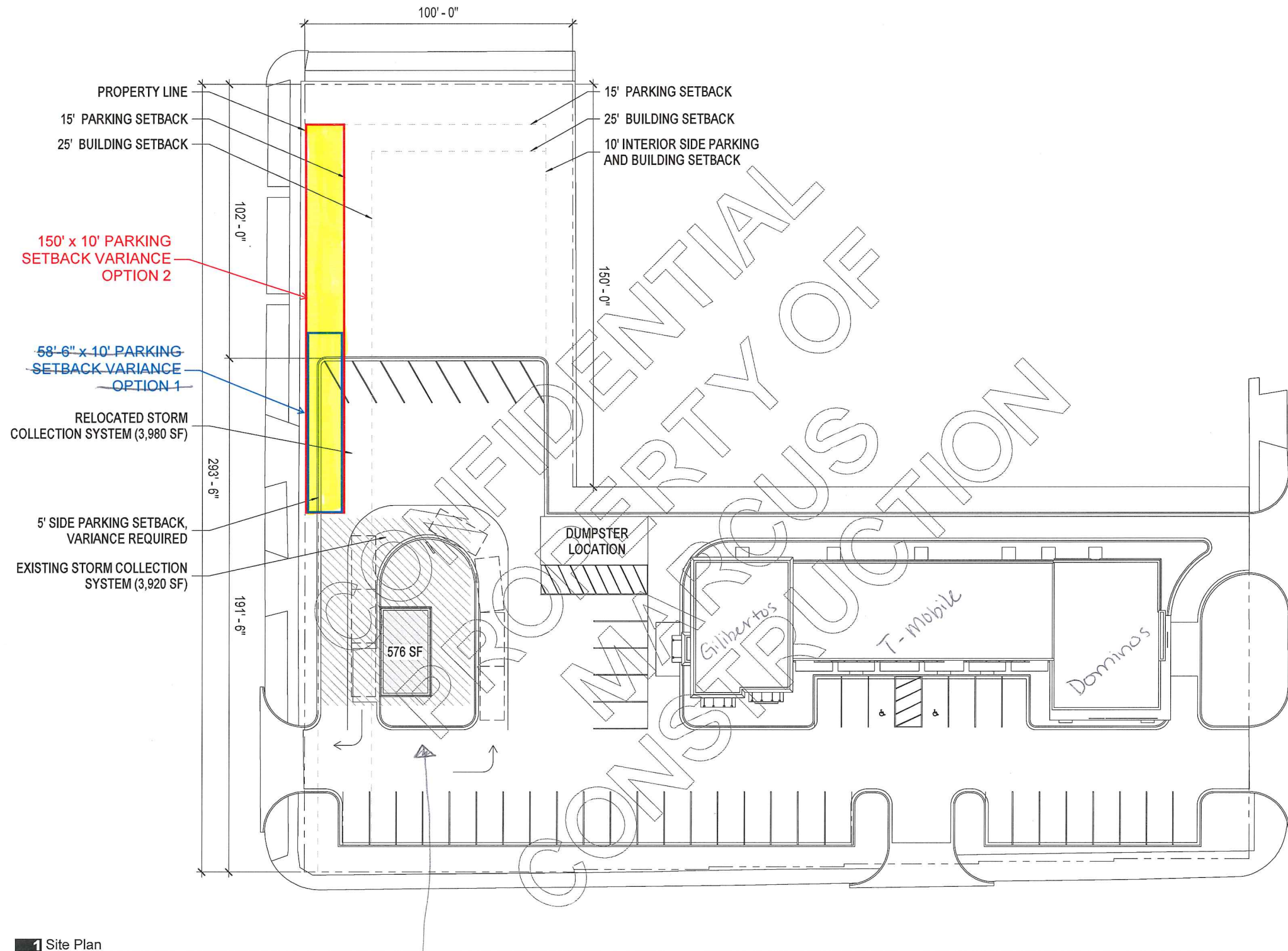
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CITY of WILLMAR

Legacy Commons
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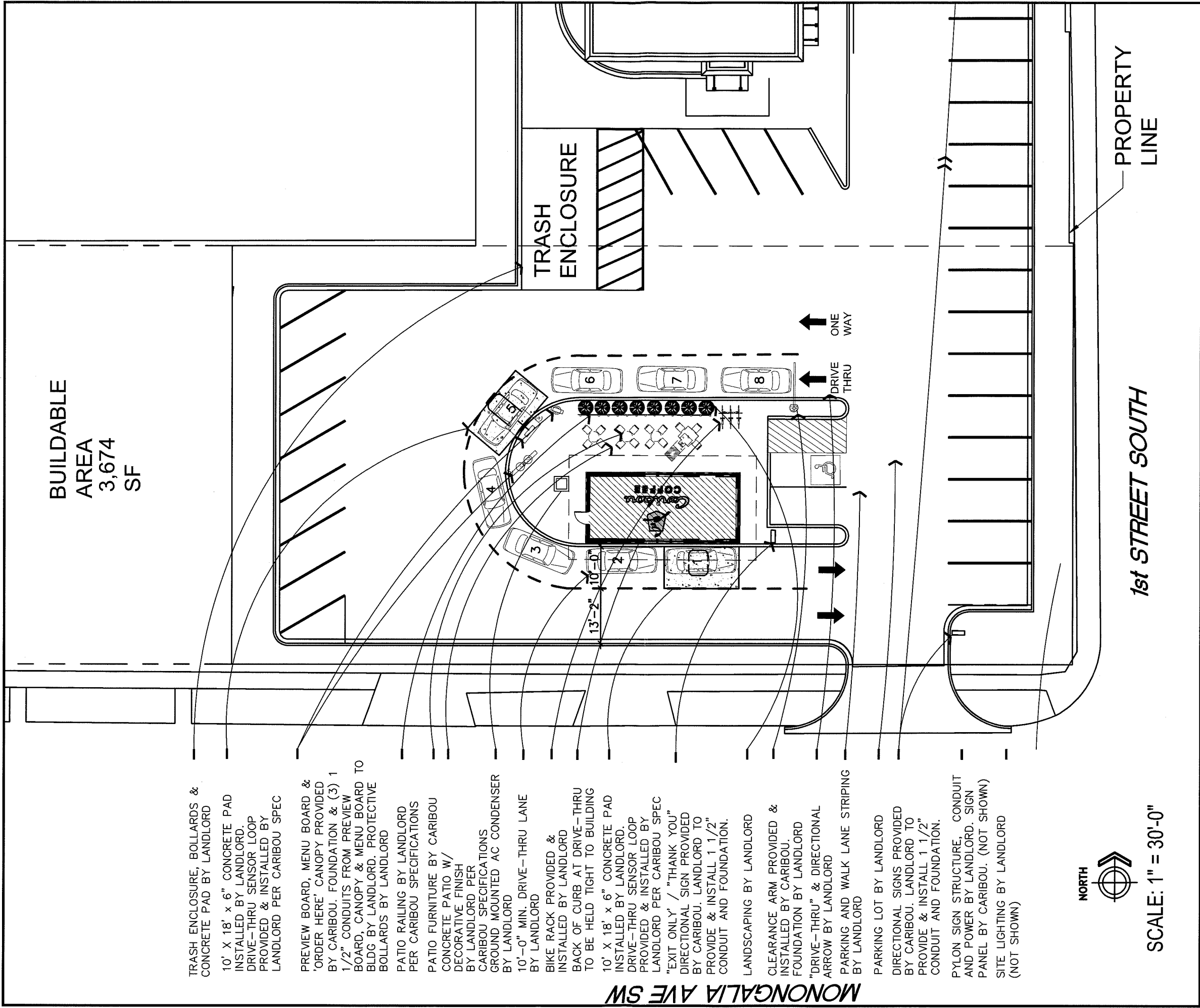
DO NOT USE FOR CONSTRUCTION



1 Site Plan
MC001 SCALE 1" = 20'-0"

New Construction (Phase 2)
Approved by Planning Commission
8/21/19 for Drive-Thru Coffee Cabin.





CARIBOU CABIN
620 1st St. South
Willmar, MN 56201

STORE EXHIBIT : SITE PLAN
SQ. FOOTAGE: 583 SF
INTERIOR SEAT COUNT: NONE
EXTERIOR SEAT COUNT: 16 SEATS
August 19, 2019

BOARD OF ZONING APPEALS - SEPTEMBER 10, 2019

STAFF COMMENTS

1. LEGACY GROUP AVENUE PARKING SETBACK VARIANCE - FILE NO. 19-01:

- The applicant is Marcus Construction, Willmar, MN (on behalf of Legacy Group).
- The applicant requests to allow the extension of a side yard right-of-way parking setback of 5' on property described as follows: Lot 1 excluding the east 12'; Lot 2 excluding the east 11'; Lot 3 excluding the east 10'; Lot 4 excluding the east 9'; Lot 5 excluding the east 8'; Lot 6 excluding the east 7'; Lot 7 excluding the east 7'; Lot 8; Lot 9, Block 67, First Addition to the Town of Willmar (602 1st St S).
- The property is zoned GB (General Business).
- The applicant is the general contractor for Legacy Group Development, LLC, Willmar, MN (owners).
- The variance is being requested along the Southwest half of the block along Monongalia Avenue to increase onsite parking and safe traffic flow due to the redevelopment site.
- September 2017: Plan Review 17-11 was approved by the Planning Commission for the now completed 5-suite commercial strip development known as Legacy Commons. Current tenants are Dominos, Giliberto's, and T-Mobile.
- April 2018: Board of Zoning Appeals approved a right-of-way setback variance along 1st St for a 5'-10' parking setback due to right-of-way acquisition.
- June 2018: Board of Zoning Appeals approved a right-of-way setback variance along Monongalia Ave for a 5' parking setback due to limited development space. This variance allowed for adequate parking spaces and safe traffic flow on the site.
- August 2019: Plan Review 19-03 was approved by the Planning Commission for Phase 2 of this site – a drive-thru only “coffee cabin,” that Caribou Coffee will service.
- A condition of the Planning Commission's approval of the Phase 2 development was to meet setbacks for parking or obtain a variance.

RECOMMENDATION: Review variance standards in Section 9.D.3.a.1-4 to see if there are practicable difficulties, reasonableness, uniqueness, and essential character.